



Town Council Agenda Report

SUBJECT: SITE PLAN

Application No. and Location: SP 5-6-00 2300 South University Drive

CONTACT PERSON/NUMBER: Mark Kutney, AICP (797-1101)

TITLE OF AGENDA ITEM: Home Depot Tower Shoppes Modification

REPORT IN BRIEF: The applicant requests approval for a proposed building addition located on the front elevation of the existing Home Depot store. The new addition will house a 1,957 square foot tool rental center. The new outer wall will extend from the existing wall 20.67' toward the edge of curb to the west. The extension will be centered on the existing building facade approximately 78' north of the southern most building wall. The elevation's reflect an arch and column relief on the west facing wall with a variation in color tone from the columns to the recessed panels. An additional decorative canopy will cantilever over the west wall and sidewalk. The color scheme of the proposed addition as well as the existing building front will be submitted for site plan approval at a later date. The site plan will be modified by moving the front four parking islands to the west by approximately 13'. The new islands will be reconfigured to accommodate the revised drive aisle alignment and handicap parking stall locations at the front of the store.

PREVIOUS ACTIONS: None

CONCURRENCES: Site Plan Committee motioned to approve based on staff's recommendations specifically making a point that there will be no outside storage for equipment; to restrict outdoor displays on the sidewalk to ease up the congestion of traffic; and that this was being approved based on the contingent that the architect rework the handicapped space placement allocation so that all handicapped spaces are limited to the two central islands so that all handicapped persons are able to access the ingress from the parking area to the front of the building without having to go behind cars or meander their way through the parking lot (motion carried 4-1, with Council member Paul being opposed, October 10, 2000).

RECOMMENDATION(S): *Based upon the above, staff recommends approval of application SP 5-6-00 subject to the following conditions:*

1. Submitting a proposed color scheme and colored building elevation for site plan approval and completing the repainting of the front facade prior to a certificate of occupancy.
2. Providing a note on the site plan stating there will be no outside storage of equipment prior to the issuance of a building permit.
3. Identifying the material used for the handicap access way between head to head parking.
4. Removing the proposed sidewalk adjacent to the existing Gumbo Limbo.
5. Providing relocation specifications on the landscape plan and providing signed and sealed plans from a registered landscape architect.

Attachment(s): Planning report, Land use map, Subject site map, Aerial.

Item No.

Application #: SP 5-6-00
Home Depot Modification

Item No.

Revisions:

Exhibit "A"

Original Report Date: October 6, 2000

**TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation**

APPLICANT INFORMATION

Owner:

Name: The Home Depot U.S.A., Inc

Address: 2455 Paces Ferry Road, NW
City: Atlanta, Ga. 30339

Phone: (770) 303-1033

Agent:

Name: David C. Herren

Address: 1755 The Exchange
City: Atlanta, Ga. 30339

Phone: (770) 433-8211

BACKGROUND INFORMATION

Application Request: Site Plan approval /modification

Address/Location: 2300 South University Drive

Land Use Plan Designation: Commercial

Zoning: B-3, (Planned Business Center District)

Existing Use: Home Depot store within the Tower Shoppes Plaza

Proposed Use: Tool rental addition

Surrounding Land Use:

North: Existing commercial within Tower Shoppes

South: Nova Hills North Condominiums

East: Nova Homes single family residential

West: Existing commercial within Tower Shoppes

Surrounding Zoning:

North: B-3, (Planned Business Center District)

South: B-2, (Community Business District) and RM10, (Medium Density Dwelling District)

East: PUD, (Planned Unit Development)

West: B-3, (Community Business District) (Old Code)

ZONING HISTORY

Previous Requests on Same Property: The original site plan for Tower Shoppes was approved in 1985.

DEVELOPMENT PLAN DETAILS

Development Details:

The Applicant's SUBMISSION indicates the following:

1. *Building modification:* The applicant requests approval for a proposed building addition located on the front elevation of the existing Home Depot store. The new addition will house a 1,957 square foot tool rental center. The new outer wall will extend from the existing wall 20.67' toward the edge of curb to the west. The extension will be centered on the existing building facade approximately 78' north of the southern most building wall. The elevation's reflect an arch and column relief on the west facing wall with a variation in color tone from the columns to the recessed panels. An additional decorative canopy will cantilever over the west wall and sidewalk. The color scheme of the proposed addition as well as the existing building front will be submitted for site plan approval at a later date.
2. *Site modification:* The site plan will be modified by moving the front four parking islands to the west by approximately 13'. The new islands will be reconfigured to accommodate the revised drive aisle alignment and handicap parking stall locations at the front of the store.

Summary of Significant Development Review Agency Comments

None

Applicable Codes and Ordinances

The effective code of ordinances governing this project is the Town of Davie Land Development Code.

Comprehensive Plan Considerations

Planning Area: The proposed project is within the Planning Area No. 6 that includes lands located south of State Road 84, east of University Drive and north of Nova Drive, together

with lands located east of the Florida Turnpike and west of State road 7, south of State Road 84 and north of the south Town limits. The majority of this planning area is industrially zoned and land used plan designated. There are small commercial parcels along the State Road 7 corridor with one large retail center being located on the southeast corner of University Drive and State Road 84.

Broward County Land Use Plan: The subject site is located within Flexibility Zone 99, and the “Davie Town Center Plat” with a note restricting the use to 675,000 square feet of commercial use, 80,000 square feet of office and a 550 room hotel.

Staff Analysis and Findings of Fact

The proposed site plan meets all of the applicable codes and ordinances and is consistent with the Town of Davie Code requirements.

Staff Recommendation

Recommendation: *Based upon the above, staff recommends approval of application SP 5-6-00 subject to the conditions listed below:*

1. Submitting a proposed color scheme and colored building elevation for site plan approval and completing the repainting of the front facade prior to a certificate of occupancy.
2. Providing a note on the site plan stating there will be no outside storage of equipment prior to the issuance of a building permit.
3. Identifying the material used for the handicap access way between head to head parking.
4. Removing the proposed sidewalk adjacent to the existing Gumbo Limbo.
5. Providing relocation specifications on the landscape plan and providing signed and sealed plans from a registered landscape architect.

Site Plan Committee

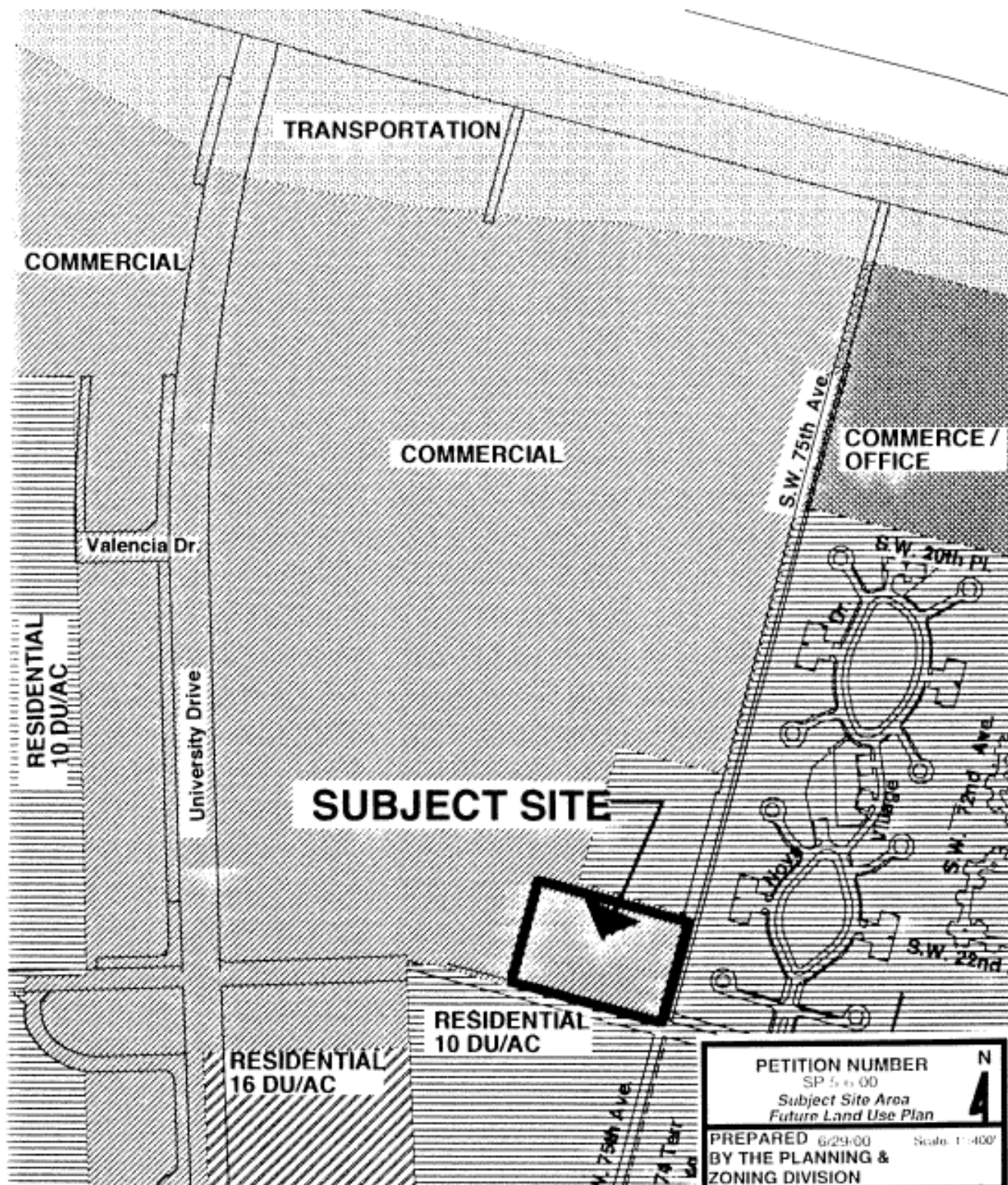
Site Plan Committee Recommendation: Motion to approve based on staff’s recommendations specifically making a point that there will be no outside storage for equipment; to restrict outdoor displays on the sidewalk to ease up the congestion of traffic; and that this was being approved based on the contingent that the architect rework the handicapped space placement allocation so that all handicapped spaces are limited to the two central islands so that all handicapped persons are able to access the ingress from the parking area to the front of the building without having to go behind cars or meander their way through the parking lot (motion carried 4-1, with Council member Paul being opposed, October 10, 2000).

Exhibits

1. Land Use Map
2. Subject Site Map
3. Aerial

Prepared by: _____

Reviewed by: _____



PETITION NUMBER SP 5-00 Subject Site Area Future Land Use Plan	N 4
PREPARED 6/29/00 BY THE PLANNING & ZONING DIVISION	Scale: 1"=400'

River Canal

N. New River Canal

Town & Country
Addition No. 1
(114-261)

B-2
(Old Code)

B-3

R-3

(Old Code)

B-3
(Old Code)

David Towne Centre Plat
(133-33)

B-3

David Towne Centre
Plat (133-33)

Homestead
West Plat
(117-19)

B-2
(Old Code)

SUBJECT SITE

B-2
(Old Code)

B-2A
(Old Code)

PUD

PETITION NUMBER
SP 5-6-00

Subject Site Area Zoning Map

PREPARED 6/29/00
BY THE PLANNING &
ZONING DIVISION

Scale: 1"=400'

Parcel "A"

Nova Plat

N

16 15
21 22

Old

